

Rent Caps

Owner Occupied
Accommodation

StudentPad 2026/27

TU Dublin Rent Caps

TU Dublin works with homeowners and primary tenants to provide accommodation for students in owner-occupied properties. This type of accommodation is an important part of the student accommodation system and plays a significant role in supporting students to access and remain in higher education.

Owner-occupied accommodation provides an affordable accommodation option for students who may not be able to access higher-cost private rental accommodation or purpose-built student accommodation. This includes students from disadvantaged and underrepresented groups, as well as students who may be living away from home for the first time, international students, and students returning to education.

In addition to affordability, owner-occupied accommodation provides a more supportive community-based environment for students. It is often located in established residential areas close to TU Dublin campuses and public transport routes, which can allow students to walk, cycle or use public transport to travel to campus. This supports more sustainable travel options and helps students become part of local communities.

Homeowners who provide accommodation significantly contribute to supporting students to access higher education and to successfully complete their studies. TU Dublin recognises and greatly values the role homeowners play in supporting students and providing accommodation within local communities.

The rent caps outlined in this document are the **maximum rents that may be advertised in owner-occupied accommodation** on our student accommodation platform [StudentPad](#).

They are designed to support affordable options for students, including students from disadvantaged and underrepresented groups, while also providing homeowners with a fair contribution towards household costs.

Owner-Occupied Accommodation & Licence Agreements

Accommodation in an owner-occupied home is typically provided under a licence arrangement rather than a tenancy agreement and is not covered by the Residential Tenancies Act.

The Department of Further and Higher Education has published a [Rent-a-Room Voluntary Regulatory Framework](#) and [sample licence agreement](#) to support students and homeowners entering these arrangements. TU Dublin strongly recommends that a written licence agreement is put in place before the student moves in.

TU Dublin Maximum Rent Caps for Owner-Occupied Accommodation

Our rent caps align with the Department of Further and Higher Education [Rent-a-Room Voluntary Regulatory Framework](#) for owner-occupied accommodation. The framework provides guidance on licence arrangements, deposits, utility bills and rental rates for this type of accommodation.

The framework states:

“Rental rates would ideally be set at an affordable level, considerably below those being sought for private rental accommodation or purpose built student accommodation.”

The TU Dublin rent caps outlined below reflect this principle and are intended to ensure that owner-occupied accommodation remains available to students at affordable rates that are below market rental levels while remaining sustainable for homeowners.

Room in Owner-Occupied Home

Single-occupancy rooms in a shared house in which the homeowner lives, i.e., Digs.

Stay Duration & Inclusions	Maximum Monthly Rate	Maximum Weekly Rate
5 Days, including bills and utilities	€580	€145
7 Days, including bills and utilities	€740	€185

If the student has access to a private bathroom or ensuite, €50 may be added to the maximum monthly rate to reflect the enhanced facility.

Twin Room in Owner-Occupied Home

Dual-occupancy (twin) rooms in a shared house in which the homeowner lives, i.e., Digs. The Rent Cap per month applies to the entire room, with the per-person rate calculated as one-half of the total amount.

Stay Duration & Inclusions	Maximum Monthly Room Rate	Maximum Monthly Rate Per Person	Maximum Weekly Rate Per Person
5 Days, including bills and utilities	€880	€440 per person	€110
7 Days, including bills and utilities	€1,120	€560 per person	€140

Where a twin room includes access to a private bathroom or ensuite (shared between the two occupants), a small increase may be applied to reflect the added amenity:

- €25 may be added to the monthly rate per person, or
- €6.25 may be added to the adjusted weekly rate per person

Triple Room in Owner-Occupied Home

Triple-occupancy rooms in a shared house where the homeowner resides.

The Rent Cap per month applies to the entire room, with the per-person rate calculated as one-third of the total amount.

Stay Duration & Inclusions	Maximum Monthly Room Rate	Maximum Monthly Rate Per Person	Maximum Weekly Rate Per Person
5 Days, including bills and utilities	€1,080	€360 per person	€90
7 Days, including bills and utilities	€1,380	€460 per person	€115

Where a triple room includes access to a private bathroom or ensuite, used exclusively by the three occupants, a small increase may be applied to reflect the added amenity:

- €60 per month per room
- Split to €20 per person per month
- Equivalent Weekly Rate Increase €5 per person

If meals are included, this should be agreed in advance between the homeowner and the student. Students should still have reasonable access to kitchen facilities.

It would be helpful (but not completely necessary) for students to have the following facilities in the home:

- Internet/WIFI
- A study desk or a separate study area

Self-Contained Accommodation (e.g., Granny Flat, Garden Rooms, Converted Garages)

Minimum Facilities Required

- Bedroom: Beds appropriate for the number of occupants (single, twin, etc).
- Bathroom: Private bathroom with a toilet, sink, and shower/bath.
- Kitchen/Living Area: Cooking facilities, including a hob, oven, fridge, and storage space. Comfortable seating such as a sofa or armchairs, particularly for units meant for twin or triple occupancy.
- Storage: Suitable wardrobe, shelving, and storage space for clothes and other personal items.
- Heating: Adequate heating to ensure comfort throughout the year.
- Study Space: Desk and chair for academic work.

Occupancy Type	Maximum Monthly Rate Per Person	Maximum Weekly Rate Per Person
Single Occupancy	€1,000	€250
Twin Occupancy (per person)	€600	€150
Triple Occupancy (per person)	€460	€115

Register as a Host or Landlord

To list a room in your home please [register on StudentPad here](#).

We are committed to making the StudentPad process as frictionless as possible, offering step-by-step guides, support in setting up profiles, and advertising properties via phone, email, in-person, or online meetings.

For any questions or further guidance, the Student Accommodation team is available via email at studentaccommodation@tudublin.ie or by telephone at 01 2205600.

Notes

Please note that we reserve the right to remove properties from StudentPad if they do not align with Rent Caps or appear unsuitable for student occupancy.

We assess rates outside the standard owner-occupier/digs rates on a case-by-case basis. Any rates not aligned with student affordability thresholds will not be approved.

These rent caps are reviewed annually in advance of each academic year.